1-RES (2-MER) 3-MFG 4-AGR 9-EXM CLASSIFICATION MAY 1.1964 VALUATION MER 1.650 8.140 9.790

LOT PLAN E. BRADY ST.

STREET — STREET

40' — 43.5' — 15.44' ALLEY — 63.5' — 16.25' — 20' — 23.75' — STREET

BUILDING PERMIT AND COST INFORMATION

DATE	DESCRIPTION OF WORK	ESTIMATED COST	ACTUAL COST
3-4-85 & 5-13-85	# 514207 & 518066 REMOD. & ELECTRIC	2500 & 1400	
4-30-87	# 066369 PLUMBING ADDITION	1500	

SALE INFORMATION

DATE	INST.	REEL	IMAGE	GRANTOR	GRANTEE	SALE PRICE
10-15-81	W.D.	1410	424	SARA SIMFORAET al	FRANK PECORARO	50,000

SQUARE FOOT UNIT DEVELOPMENT 11/70

TYPE–	CONVENTL ☐	TRACT ☐	CUSTOM ☒
BASE			70
GRADE %			85
			95
HEAT			330
			3960 Gross
INSULATION			
TOTAL SQ. FT. UNIT			

RENTAL INFORMATION Feb 1968

Store Ground floor 80/mo (Land)
Apt on Store 60/mo (Land)
Upper Apt Type 12 70/mo
Upper " " " 85/mo

AREA & PERIMETER COMPUTATION

(24+34) – (4x6) = 792 sq. ft.
88 L.F.

6-76 RENTS STORE (135/mo. INC. HT.) 5 sq. office 390 apt.
3 APTS 145/mo INC. HT.

ZONING

AREA B USE L HEIGHT 85'
USE OF LOT
CONFORMS TO ZONING– YES ☐ NO ☐
IF "NO" EXPLAIN

LOCATION FACTORS

CORNER ☐ REAR ALLEY ☐ SIDE ALLEY ☒ 15.44'

STREET IMPROVEMENTS

FULL ☒ NO ALLEY ☐
NO SIDEWALK ☐
NO STORM SEWER ☐
TEMPORARY STREET ☐

PHYSICAL FACTORS

GRADE ABOVE ☐ BELOW ☐

REMARKS

AREA = 23.75 x 63.5 + 16.25 x 43.5 = 2215 ft²

LAND VALUE FACTORS

LOT SIZE–FRONTAGE 40' DEPTH 55.375 AV.
LOT AREA– 2215 SQ. FT. ACRES
EQUIV. LOT FRONTAGE @ 120' DEPTH
AVERAGE LOT SIZE
LOT SIZE ADJ.

LAND VALUE COMPUTATION

YEAR	AV	AV
FRONT FEET	23.75	16.25
CORNER BENEFIT	—	—
ALLEY BENEFIT	—	—
LOT SIZE ADJ.	—	—
EFFECTIVE FRONTAGE	23.75	16.25
UNIT VALUE	125	125
VALUE AT STD. DEPTH	2968	2031
DEPTH FACTOR	75	60
VALUE ACTUAL DEPTH	2226	1218
ADJUSTMENT	+ 1218	
	3444	
LAND VALUE	3440	

STRUCTURAL VALUE COMPUTATION

YEAR

UNIT PRICING

SQ. FT. @
L. FT. @
SQ. FT. @
-25 L. FT. @ 28.85 (-720)

STANDARD VALUE 17,400

GRADE %
WALL TRIM
INSULATION ADJ.
ATTIC ADJ.

MAJOR ADDITIONS	+ 1137
	+ 1260
PORCHES & STOOPS	+ 320
GARAGE	
DOLLAR VALUE ADD. OR DED.	-669
TOTAL REPL. COST	18,728
INDEX	
BUILDING UNIT COST/SQ.FT.	
RESIDUAL % 40%	7491
SOUND VALUE	4490 Bldg #1
SOUND VALUE OTHER BLDG.	6650 Bldg #2
SOUND VALUE ALL BLDGS.	
ADJ.– ADD OR DEDUCT	
IMPROVEMENT VALUE	14,140

APPRAISAL SUMMARY

YEAR	
LAND	3440
IMPROVEMENTS	14140
TOTAL J.H.	17580
ASSM'T. FACTOR	

EFFECTIVE AGE COMPUTATION

REMARKS

Assessment 3540/year
11/70: 3960 Gross x 4.5 = $17820 E.M.V.

6-8-76 - RENDAZZO GROCERY & 3 APTS ALL OCCUPIED
OBS. 30%
Econ. 4100 x 4.25 = 17425

INDICATED CMV. 17400 - JAMES
12-13-77 RODRIGUEZ Exterior good condition - "RENDAZZO GROCERY STORE" plus 3-4 Rm units $160/mo HT
Economic analysis
STORE $170 EST.
3 Apt @ $160/m = $480
650/mo x 12 = $7800

SUMMATION x 4.5
L- 4,100 $ 35,100
I- 28,700
T- 32,800 = $ 12.13/#

ASSESSMENT SUMMARY

	YEAR									
	ASSESSED BY									
	REVIEWED BY									
	LAND									
	IMPROVEMENT									
	TOTAL									

TAX COMMISSIONER'S OFFICE — MILWAUKEE, WISCONSIN

RESIDENTIAL DATA CARD

KEY NO. ____ PLAT NO. ____ BOOK NO. ____ ADDRESS ____ KEY NO. ____

PLAN OF HOUSE

1 □ = ____ FT.

INDICATE

FRONT(F)

See White card.

TYPE 12 J UNITS 2 DESIGN ____

QUALITY – CONVENTIONAL ✓ TRACT ____ CUSTOM ____ GRADE ____ %

CONSTRUCTION – STORY 2 BSMT. ✓ ATTIC ✓ MATERIAL ____

ROOMS PER UNIT 1-3 room + bath
1-4 room + bath

YEAR BUILT ____ REMODELED ____ EFFECTIVE AGE ____

CONDITION – NORMAL ____ BETTER ____ % LESS ____ %

Observed Condition Fair

RESIDUAL PERCENTAGE

MAJOR ADDITIONS

DESCRIPTION: 1 Sty Face Brk STORIES 1
SIZE 3x24 AREA 72 UNIT 15.80 $ 1137
WALL ____ L.F. @ UNIT ____ $ ____
MISC. ____ TOTAL $ 1137

DESCRIPTION 1 Sty Conc Blk STORIES ____
SIZE 6x20 AREA 120 UNIT 10.50 $ 1260
WALL ____ L.F. @ UNIT ____ $ ____
MISC. ____ TOTAL $ 1260

PORCHES AND STOOPS

1-4x10 Wd Pch 40 sq ft @ 100
1-(8x10) H(4x4) Dck 96 sq ft @ 220 $ 320

GARAGES – GRADE ____ ATTACHED □ DETACHED □

CARS ____ DESCRIPTION ____

SIZE ____ AREA ____ UNIT ____ $ ____
MODIFICATIONS ____ $ ____
$ ____
YEAR BUILT . RESIDUAL % NET AMT. $

EXTERIOR DETAILS

FOUNDATION CONC. BLK. □ CRAWL SPACE □ SLAB □ OTHER ____ BRICK □

BASEMENT FULL □ PART □ NONE □
COURSES OF CONC. BLK. ____
AREA IF PART ____
P & G – WOOD □ STEEL □
FLOOR Conc JOISTS ____
FINISH AREA ____

EXTERIOR WALLS	B	1	2	A
CONC. BLK.				
BRICK ✓ Stone	✓			
SIDING – WOOD				
ALUM □ INSUL. □				
SHINGLE – WOOD				
ASPH. □ ASB. □				
Stucco		✓	✓	
VENEER – COM. BRK.				
FACE BRK.				
SPLIT ROCK				
STONE				

PARTIAL VENEER
BAYS – MATERIAL
SMALL MED. LARGE

ENTRY DOOR & STAIRS -250
PLANTERS
SECOND FLOOR OVERHANG
INSULATION □

ROOF GABLE ✓ HIP □ FLAT □ SHED □
SHINGLE – ASPH. ✓ WOOD □
ASB. □ – PLY BUILT-UP □
EXTRA GABLES
MATERIAL SIZE

DORMERS – TYPE
MATERIAL SIZE

ROOF OVERHANG
INSULATION □

TOTAL BY COLUMNS -250

INTERIOR DETAILS

TOTAL ROOMS ____
NO. OF CLOSETS ____

		NO. OF ROOMS	FLOORS: HARDWOOD	LIN.–VINYL	PLYWOOD	TILE – CER.	SOFTWOOD			INTERIOR: PLASTER	DRYWALL				TRIM: HARDWOOD	SOFTWOOD
BST.	RECREATION															
FIRST FLOOR	KITCHEN			✓												
	DINING RM.															
	LIVING RM.							✓								
	BATH					✓										
	POWDER RM.															
	BEDROOM		✓✓													
	FAMILY RM.															
SECOND FLR. OR ATTIC	KITCHEN			✓												
	DINING RM.															
	LIVING RM.							✓								
	BATH					✓										
	BEDROOM		✓													
THIRD ATTIC	BEDROOM															
	BATH															

DOORS HARDWOOD SOFTWOOD ✓
WINDOWS –
THERMOPANE
PATIO DOORS

CABINETS – CONVENTL □ TRACT □ CUSTOM □ | 1 | 2 |
KITCHEN(S) 6 FT. BASE FT. WALL ✓ -200
6' ✓ -160
PANTRY
RANGE & OVEN CAB.
CHINA – TYPE BUFFETS
BATH(S) FT. VANITY
ADJ. FROM STD. VALUE
REPLACED □ DATE

FIREPLACE – INTERIOR □ EXTERIOR □
HEIGHT – 1 STY. □ 2 STY. □
SIZE & DESCRIPTION

ELECTRIC WIRING – MODERN □ OLD □
CIRCUITS AMPS. VOLTS

-380

MECHANICAL FEATURES

PLUMBING & TILE | B | 1 | 2 | A |
QUALITY – CONV. □ TRACT □ CUSTOM □
REPLACED □ DATE

STANDARD FIXT.					
WATER CLOSET		1	1		
LAVATORY		1	1		
BATH TUB		1	1		
SHOWER O.T.					-70
KITCHEN SINK		1	1		
LAUNDRY TUB	1				-120
1 WATER HTR. GALS.					
GAS ✓ ELEC. □	1				-165
POWDER ROOM					
EXTRA BATH					
COLORED FIXT.					
SHOWER STALL					
TILE – CER. □ PL. □					
OVER TUB					
SHOWER STALL					
WAINS.					
NO STORM SEWER					

BUILT-INS | B | 1 | 2 | A |
RANGE & OVEN
GAS □ ELEC. □
DISPOSAL
DISHWASHER
HOOD & FAN
EXHAUST FAN
REFRIGERATOR

HEAT – GAS ✓ OIL □ COAL □
CONV. ✓ STOKER □
NO. OF PLANTS 1
FORCED AIR □ GRAVITY □
HOT WATER ✓ HYDRONIC □
792 sq ft @ 400 +316
RADIATION
ZONES HUMIDIFIER □
REPLACED □ DATE

AIR COND. – NO. OF UNITS
CENTRAL □ WALL □
SIZE

-30

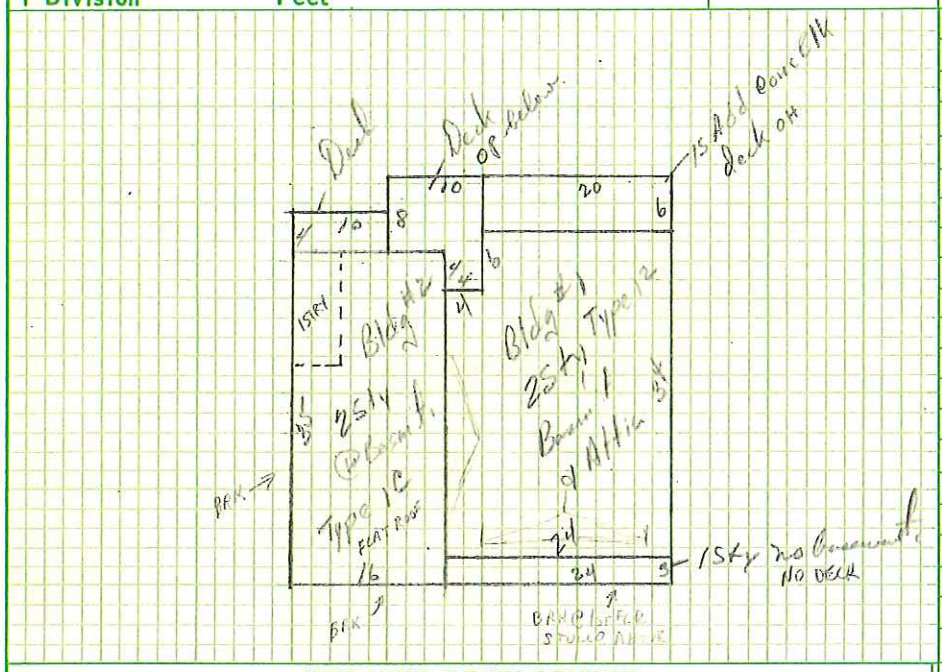
TOTAL OF COLUMNS -669

REMARKS ____

INSPECTION ____
DATE 3-7-64 BY Wiesteler

1-RFS (2-MFR) 3-MEG 4-AGR 9-EXM CLASSIFICATION MAY 1 • 1964 VALUATION MER 1 • 650 8 • 140 9 • 790

	Date Inspected	8-7-68	11-20-73			
Plan	Inspected By	Wiesel	[illegible]			
I Division Feet						



CEILING & STORY HEIGHT

	Main Bldg. Ceil	Main Bldg. Sty.	Addn. Ceil	Addn. Sty.	Addn. Ceil	Addn. Sty.
B	7	8				
1	10½	11½				
2	9	10				
3						
4						
Gab.						
Par.		2				
Tot.		31½				

Total Wall Height Above Grade

Main Bldg.	Hi.	Addn.	Hi.

NET UNIT DEVELOPMENT

Date	MV	MV-74				
Type (Const. Code)	1C	1C				
No. of Stories	2	2+B				
Area	560	560				
Perimeter	102	102				
Ratio (A ÷ P)	5.5	5.49				
Base Unit	24.90	43.24				
Basement	—					
Wall Ht. Adj.	—					
Addn. Stories	—					
Struc. Framing	—					
Floors	—					
Ceiling	—					
Roof	—					
Sewer & Water	—					
Electric	—					
Heatg. & Vent.	1.25	2.50				
Air Cond.	—					
Sprk. Syst.	—					
Miscell.						
NET UNIT	26.15	45.74				

AREA-WALLS & CUBAGE COMPUTATION

Bldg #2

35 x 16 = 560 sq ft

102 L.F. Perim

Ratio 5.5

NET UNIT MODIF. COMPUTATIONS